

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
TENTATIVE DESIGNATION OF REDEVELOPER OF
401,405,421, and 425 MASSACHUSETTS AVENUE TO
TENANTS' DEVELOPMENT CORPORATION
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, and amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of the urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Tenants' Development Corporation has expressed an interest in and has submitted a satisfactory proposal for the development of the above-captioned properties in the South End Urban Renewal Area;

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Tenants' Development Corporation be and hereby is tentatively designated as redeveloper of 401,405,421, and 425 Massachusetts Avenue in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approval required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within one hundred eighty (180) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

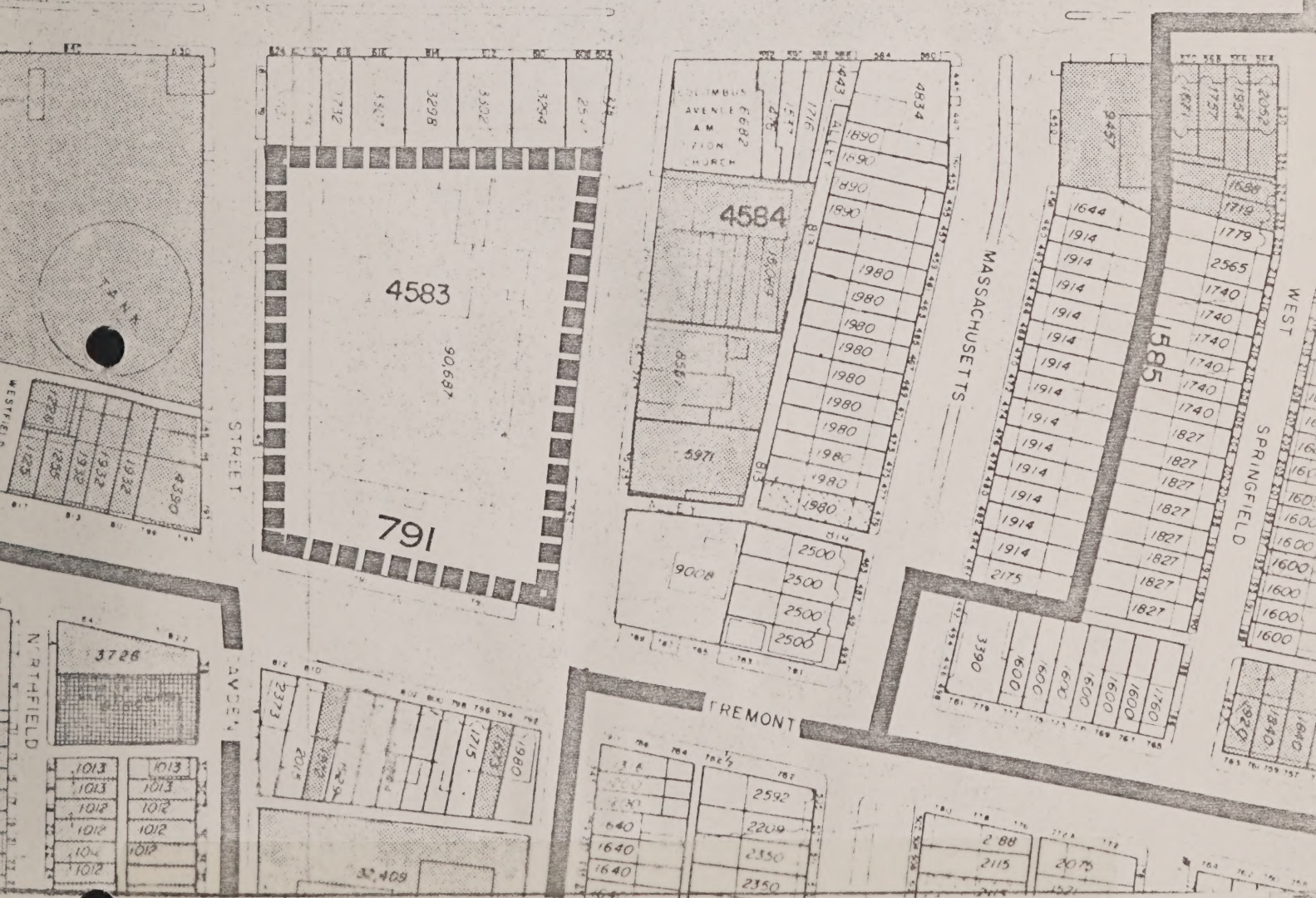
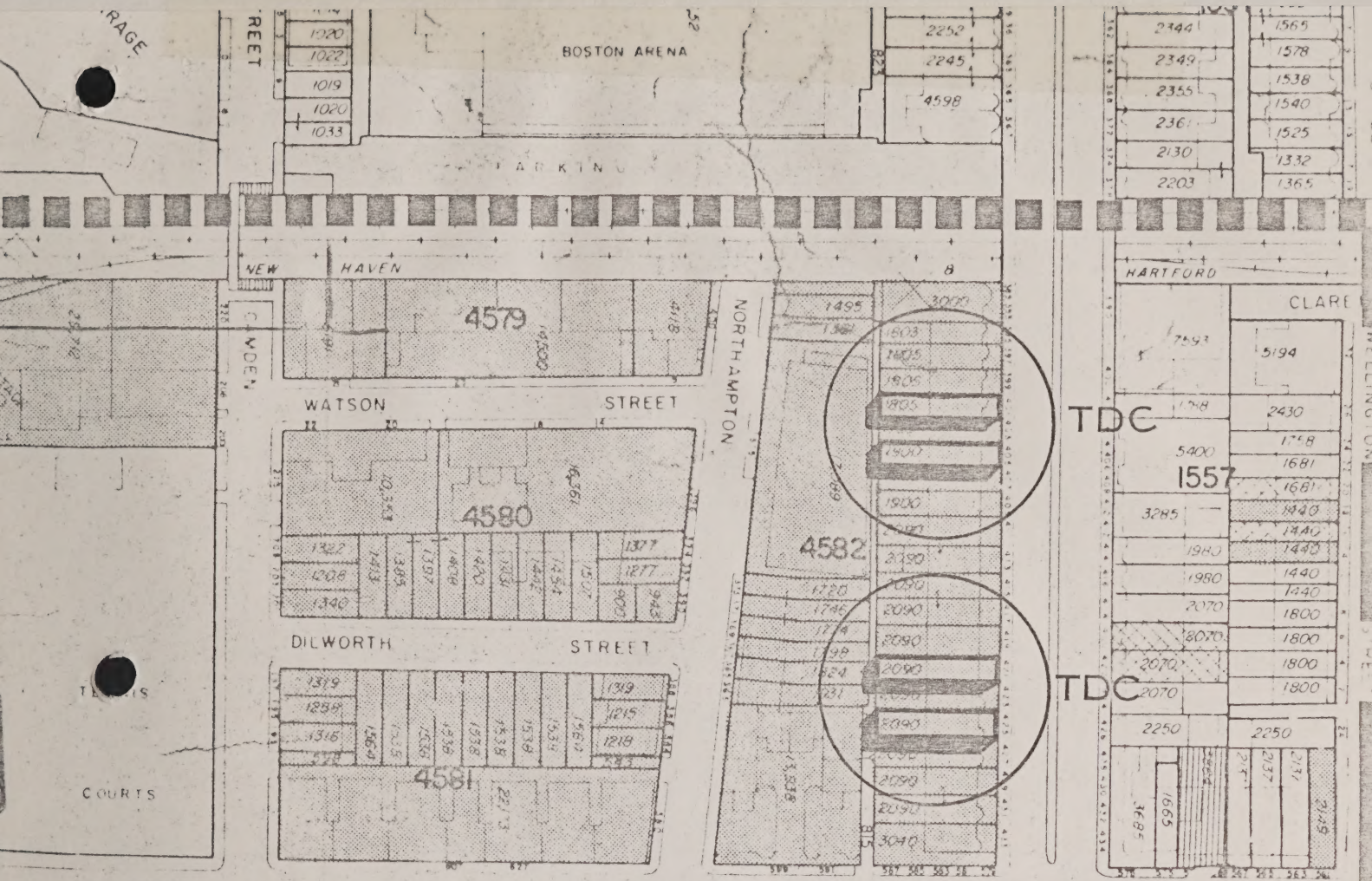
(iii) Final Working Drawings and Specifications; and

(iv) Proposed construction and rental schedules.

2. That disposal of the above-captioned properties by negotiation is the appropriate method of making the land available for development.

3. That it is hereby found that Tenants' Development Corporation possesses the qualifications and financial resources necessary to undertake development of the land in accordance with the Urban Renewal Plan

4. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's statement for Public Disclosure. (Federal Form 6004)



MEMORANDUM

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TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION OF DEVELOPER
401, 405, 421 and 425 MASSACHUSETTS AVENUE

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SUMMARY: This memorandum requests that the Tenants' Development Corporation (TDC) be tentatively designated as the Redeveloper of the above-captioned properties in the South End Urban Renewal Area.

In the memorandum of understanding between TDC and the BRA, the Authority agreed to convey up to 100 buildings (500 units) to TDC for rehabilitation if the properties become available within a six block area.

The principals of TDC are: Mrs. Marion Dawson, President; Mrs. Mary Longley, Treasurer; and Mrs. Carolyn Williams, Clerk. Greater Boston Community Development, Inc., is the consultant for the project; Stull Associates, Inc. is the Architect; Owens and Dilday are the Attorneys; Tenants' Development Corporation Management (TDCM) is the manager; and Benjamin Polishook is the contractor.

Having successfully rehabilitated 100 units in 20 buildings in their first package, on 16 December 1971, TDC was tentatively designated as Redeveloper for another 33 buildings. This package, containing 174 apartments for low and moderate income persons for a total project cost of about \$3,800,000, is presently being processed through the Department of Housing and Urban Development.

HUD, however, is questioning the feasibility of rehabilitating four of the buildings contained therein: 403, 407, 419 and 423 Massachusetts Avenue. These buildings are in a row of nineteen buildings originally scheduled for acquisition and demolition to make room for the Carter School. With the change in the location of the School, the BRA-owned buildings were committed to TDC. The owners of the remaining buildings have been given the option to rehabilitate their properties or have them acquired by the Authority.

HUD has raised the following concerns as regard to these four properties:

- (1) Their non-contiguous nature increases both the cost of construction and the cost of suitably maintaining the properties that are rehabilitated - 406 and 421 Massachusetts Avenue are in need of rehabilitation and are bordered on both sides by the proposed buildings;

(2) The danger of rehabilitating buildings which have vacant buildings --- 401 and 425 Massachusetts Avenue - adjacent;

(3) The propriety of rehabilitating only four buildings out of a row of nineteen buildings badly in need of rehabilitation and on a block considered to be one of the worst sections of the South End.

These concerns could prompt HUD to have the four presently - designated buildings withdrawn from the package. Thus, the inclusion of 401, 405, 421 and 425 Massachusetts Avenue as part of TDC's Second Rehabilitation Package should alleviate HUD's concern regarding the status of the adjacent structures in this block, and expediate processing through that agency.

Finally, allowing TDC to rehabilitate these additional properties at this time will give increased impetus to the redevelopment of both sides of Massachusetts Avenue in this area.

I therefore recommend that the Authority tentatively designate Tenants' Development Corporation as the Redeveloper of 401, 405, 421 and 425 Massachusetts Avenue in the South End.

An appropriate Resolution is attached.